

# **BEAVER COUNTY PLANNING & ZONING COMMISSION**

105 E. Center St.  
PO Box 1013  
Beaver UT 84713

435-438-6484  
435-438-6481 (fax)



Kyle Blackner  
Zoning Administrator

Scott Bealer  
Zoning Chairman

## **CONDITIONAL USE PERMIT APPLICATION**

1. Petition.

\_\_\_\_\_ requests a Conditional Use Permit to:  
(List below what you propose to build on or use the property for)

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2. Drawing. Location of parcel in question, including access, acreage, north point. (Attach another sheet.)

3. Description. Legal description of parcel. (Attach another sheet.)

4. Property Owner Notification. If property is in an Agriculture Zone, all property owners within 2640 ft. must be notified by letter at least 10 days prior to the Planning and Zoning meeting.

5. Applicant Signature. \_\_\_\_\_  
Name \_\_\_\_\_ Date \_\_\_\_\_  
Phone number \_\_\_\_\_

6. Approval. \_\_\_\_\_  
Planning Commission Chairman \_\_\_\_\_ Date \_\_\_\_\_

7. Approval. \_\_\_\_\_  
Zoning Administrator \_\_\_\_\_ Date \_\_\_\_\_

8. Fee Collected. \_\_\_\_\_  
Receipt # \_\_\_\_\_ Date \_\_\_\_\_

## **Application**

Application for a conditional use permit shall be made at the office of the Beaver County Planning Commission on forms provided for that purpose. The application for a conditional use permit shall require, but shall not be limited to, the following information:

- (1) The name, business name and address of the applicant.
- (2) The name and address of the manager or contact person for the applicant.
- (3) Two (2) copies of a plot plan with a legal description.
- (4) The present zone classification for the property.
- (5) A description of the proposed project and use of the land.
- (6) An estimate of the number of employees and the type of equipment and buildings to be used.
- (7) An estimate of the total project valuation.
- (8) An estimate of the time required for construction of the project, including the time required for construction of each phase if construction is to be made in phases.
- (9) A listing of all permits that may be required by state or federal agencies, with copies of such permits to be submitted to the Beaver County Planning Commission, as soon as they are available.
- (10) A listing of all utilities which will be in place before, during and after construction.
- (11) Such other pertinent information as needed by the Zoning Official or the Beaver County Planning Commission to evaluate the application.

## **Conditional Uses for Agricultural and Commercial Operations.**

In addition to those minimum requirements set forth in 10.08.030, applications for conditional use permits for agricultural or commercial purposes shall set forth:

- (1) A description of transportation needs and proposed routes.
- (2) A proposed plan for disposition of waste product, including a legal description of lands that will be used for animal waste disposal.
- (3) An estimate of the number of livestock, if any, to be used in the proposed operation.
- (4) A proposed disposition of dead animals, if any, other than those to be slaughtered and processed for sale.
- (5) Such other pertinent information, as needed by the Zoning Official or Planning Commission to evaluate the application.

**Development Plan.**

The applicant for a conditional use permit shall prepare a site plan of the proposed buildings, fences, landscaping, automobile parking and loading areas, and any other information the Planning Commission may deem necessary to evaluate the proposed uses and the physical relationship of the uses.

**Fee.**

The application for any conditional use permit shall be accompanied by the appropriate fee, as set by Resolution of the Board of County Commissioners.

\$200.00	for value up to	\$150,000
\$300.00	for value up to	\$500,000
\$400.00	for value up to	\$1,000,000
\$800.00	for value of	\$1,000,000 +

### **Conditional Use Permit Findings**

Following a hearing, the Commission shall record the decision in writing and shall recite therein the findings upon which such decision is based. The Commission may approve and/or modify a Conditional Use Permit application in whole or in part, with or without conditions, only if the applicant has certified that the proposed use complies with the following:

- a. The proposed use is conditionally allowed within the subject land use district and complies with all of the applicable provisions of this Code.  
yes\_\_\_ no\_\_\_ Explanation:
  
- b. The proposed use will not impair the integrity and character of the land use district.  
yes\_\_\_ no\_\_\_ Explanation:
  
- c. The subject site is physically suitable for the type of use which is being proposed.  
yes\_\_\_ no\_\_\_ Explanation:
  
- d. The proposed use will be compatible with existing and future land uses within the general area.  
yes\_\_\_ no\_\_\_ Explanation:
  
- e. The proposed use is compatible in scale, mass, coverage, and density with adjacent land uses.  
yes\_\_\_ no\_\_\_ Explanation:
  
- f. Are there adequate provisions for water, sanitation, public utilities and services to ensure that the proposed use will not be detrimental to public health and safety?  
yes\_\_\_ no\_\_\_ Explanation:

- g. Will there be harmful effects upon desirable area characteristics?  
yes\_\_\_ no\_\_\_ Explanation:
- h. Is the proposed use needed at the prescribed location, as demonstrated in the market/feasibility study, if required?  
yes\_\_\_ no\_\_\_ Explanation:
- i. The purposed use will not have a significant or harmful effect upon environmental quality and natural resources.  
yes\_\_\_ no\_\_\_ Explanation:
- j. The negative impacts of the proposed use are mitigated.  
yes\_\_\_ no\_\_\_ Explanation:
- k. The proposed location, size, design, and operating characteristics will not be detrimental to public interests, health, safety, convenience, or welfare of the County.  
yes\_\_\_ no\_\_\_ Explanation:

APPLICANT SIGNATURE\_\_\_\_\_ DATE\_\_\_\_\_